

## **MEETING RESULTS**

**BOARD OF ADJUSTMENT  
CITY OF FORT LAUDERDALE**

**THURSDAY, MARCH 9, 2000  
7:30 P.M.**

**CITY HALL  
CITY COMMISSION CHAMBERS, 1<sup>ST</sup> FLOOR  
100 N. ANDREWS AVENUE  
FORT LAUDERDALE, FL**

### **A G E N D A**

**1. APPEAL NO. 00-1**

**APPLICANT:** **PINE CREST PREPARATORY SCHOOL, INC.**  
**LEGAL:** All of Parcel "A" of Coral Ridge Isles, PB. 45, P. 47.  
**ZONING:** **CF-S Zoning District.**  
**ADDRESS:** **1501 N.E. 62<sup>nd</sup> Street**  
**Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-8.4 (Table of Dimensional Requirements)** to permit the location of three (3) athletic light fixtures five (5) feet from the corner property line where the Code requires minimum corner yard is twenty-five (25) feet.

### **CONTINUED (7-0)**

**2. APPEAL NO. 00-6**

**APPLICANT:** **JULIAN SIEGEL and LISA TASHMAN**  
**LEGAL:** Tropical Point No. 2, P.B. 54, P. 27.  
Lot 20  
**ZONING:** **RS-8 Zoning District**  
**STREET** **512 SW 10<sup>th</sup> Avenue**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 47-5.4.A (Table of Dimensional Requirements)** to permit a 10'-8" x 10'-6" foyer / entrance addition to a single-family residence with a 14.62' front yard, where the Code requires a 25' (ft.) front yard.

### **WITHDRAWN**

**3. APPEAL NO. 00-7**

**APPLICANT:** **ILIJA HERCEG**  
**LEGAL:** Galt Ocean Mile, P.B. 34, P. 16  
Block 7, Lot 5  
**ZONED:** **CB Zoning District**  
**STREET** **3331 N.E. 33<sup>rd</sup> Street**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec. 5.26 (b)** seeking a **Special Exception** for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of one hundred sixty eight (168) feet from

(Continued)

another place of business in which there is already in existence, a retail vendor's license to sell alcoholic or intoxicating beverages for consumption on or off the premises.

**GRANTED WITH CONDITIONS (7-0)**

**4. APPEAL NO. 00-8**

**APPLICANT:** **BRYAN CHALFANT**  
**LEGAL:** Birch Ocean Front Subdivision, P.B. 19, P. 26  
Block 4, Lots 3, 12 and 13  
**ZONED:** **NBRA Zoning District**  
**STREET** **539 North Birch Road**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec-47-20.15 (2)**, to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in non-residential zoning where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zone only.

**DENIED (3-4)**

**5. APPEAL NO. 00-9**

**APPLICANT:** **AT&T CORPORATION d/b/a/ FLORIDA CELLULAR  
TELEPHONE COMPANY**  
**LEGAL:** Acreage in Sections 32 & 33 of Township 49, Range 42  
**ZONING:** **I Zoning District**  
**STREET** **1420 NW 23 Avenue**  
**ADDRESS:** **Fort Lauderdale, FL**

**APPEALING:** **Sec-47-18.12 (C) (3)**, to permit a six thousand (6,000) gallon above-ground diesel fuel storage tank where the Code requires that an above-ground tank have a maximum capacity of five hundred fifty (550) gallons.

**CONTINUED (7-0)**

**6. APPEAL NO. 00-10**

**APPLICANT:** SALVATION ARMY – ARC and JEFF FALKANGER & ASSOCIATES, INC.  
**LEGAL:** Acreage – Section 4, Township 50, Range 42.  
**ZONED:** B-1 Zoning District  
**STREET:** 1901 West Broward Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-18.31.G.1. (b) - To permit the expansion of an existing Level V SSRF from 102 beds to 115 (13 new beds) located within 1267 +/- feet, 775 +/- feet, and 1360 +/- feet, respectively from a Small Day Care Facility (1527 Argyle Drive), an elementary school with an after school day care facility (101 NW 15 Avenue), and a Social Service Residential Facility (1445 W. Broward Blvd.); whereas the Code does not allow an existing SSRF to be enlarged or expanded or increased in size or by the number of persons licensed to be served by the State of Florida or Broward County when located within 1,500 feet from any other property with a Level II, III, IV or V SSRF or from any property containing a small, intermediate or large child day care facility.

**DENIED (1-5)**

**7. APPEAL NO. 00-11**

**APPLICANT:** MOUNT OLIVE BAPTIST CHURCH and JOHN EVANS, ARCHITECT  
**LEGAL:** Tuskegee Park P.B., 3, P. 9.  
Block 7, Lot 9.  
**ZONED:** RC-15 Zoning District.  
**STREET:** 407 NW 9<sup>TH</sup> Avenue  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-24.12.(A)(6) - To grant a temporary non-conforming use permit for a duplex conversion to a 1,024 square foot office which would not comply with ULDR Sec. 47-5.3 (Permitted Uses in a Residential Districts); Sec. 47-20.15 (Back-out Parking); Sec. 47-21 (Landscaping), and Sec. 47-20.14 (Lighting requirement for parking lots).

**CONTINUED (6-0)**

**8. APPEAL NO. 00-12**

**APPLICANT:** CITY OF FORT LAUDERDALE  
**LEGAL:** FXE – Plat, P.B., 119, P. 4  
Portion of Tract 1  
**ZONING:** CC Zoning District  
**STREET:** 1401 West Commercial Boulevard  
**ADDRESS:** Fort Lauderdale, FL

**APPEALING:** Sec. 47-24.12.(A)(6) - To grant a temporary non-conforming use permit for a double faced free standing message center sign with a 20' (ft.) front yard setback; 22' (ft.) in height and 30' (ft.) wide, for a total of 660 aggregate square feet and containing super-graphics, and which does not meet other Code requirements for setbacks of the ULDR in accordance with Section 47-22.3.(J).6, 7, and 9.

**DENIED (3-3)**

**9. FOR THE GOOD OF THE CITY.**

*The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:*

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON  
ZONING ADMINISTRATOR**

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***NOTE: If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.***

***NOTE: If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***